

Grand Strand Inspections

3934 St Ives Road #1118
Myrtle Beach, SC 29588
Inspector: Jeffrey Fields



Property Inspection Report

Client(s): John Q Sample

**Property address: 123 Melody Lane
Mayberry USA**








Inspection date: Thursday, March 17, 2016

This report published on Monday, April 03, 2017 1:10:33 PM EDT

After completing the home inspection of the property referenced in this report I can report the home is in good standing structurally taking into account its longevity and will outline a few deficiencies which should be attended to by a licensed professional. I have spoke with Beach Property Management regarding the speculation of steel galvanized piping in place and it appears to be known that the product is in place perhaps throughout the development. During the inspection of property there were no apparent water leaks however there was minor water discoloration and sediment in the lines. I was not able to and limited to observe a visual inspection of the piping system however if this is of concern I would recommend evaluating with a licensed professional for further review to determine ongoing maintenance or repair. During the inspection I was not able to temp out the water at the faucets and suspect this would be some type of adjustment, I mention this due to the fact I was able to get a 110 degree reading when running the dishwasher through its cycle. While inspecting the electrical receptacles there were several testing open ground in the living area and bonus room area and there were also various 2 prong outlets in place which are no longer used in new construction and would recommend evaluating further with a licensed professional. Outside of these items the property and grounds are in good working condition.

How to Read this Report

This report is organized by the property's functional areas. Within each functional area, descriptive information is listed first and is shown in bold type. Items of concern follow descriptive information. Concerns are shown and sorted according to these types:

	Safety	Poses a safety hazard
	Repair/Replace	Recommend repairing or replacing
	Repair/Maintain	Recommend repair and/or maintenance
	Evaluate	Recommend evaluation by a specialist
	Monitor	Recommend monitoring in the future
	Serviceable	Item or component is in serviceable condition
	Comment	For your information

General Information

Report number: 20170328.01

Time started: 11:00

Time finished: 1:00

Weather conditions during inspection: Dry (no rain)

Temperature during inspection: Warm

Inspection fee: \$350

Payment method: Check

Type of building: Duplex

Buildings inspected: One house

Number of residential units inspected: 1



Age of main building: 59 Years

Source for main building age: Municipal records or property listing

Front of building faces: South

Main entrance faces: South

Occupied: No

1)   Structures built prior to the mid 1980s may contain lead and/or asbestos. Lead is commonly found in paint and in some plumbing components. The EPA does not recognize newer coats of paint as encapsulating older coats of lead-based paint. Asbestos is commonly found in various building materials such as insulation, siding, and/or floor and ceiling tiles. Laws were passed in 1978 to prohibit usage of lead and asbestos, but stocks of materials containing these substances remained in use for a number of years thereafter. Both lead and asbestos are known health hazards. Evaluating for the presence of lead and/or asbestos is beyond the scope of this inspection. Any mention of these materials in this report is made as a courtesy only, and meant to refer the client to a specialist. Consult with specialists as necessary, such as industrial hygienists, professional labs and/or abatement specialists for this type of evaluation. For information on lead, asbestos and other hazardous materials in homes, visit:

<http://www.reporthost.com/?EPA>

<http://www.reporthost.com/?CPSC>

<http://www.reporthost.com/?CDC>

Grounds

Limitations: Unless specifically included in the inspection, the following items and any related equipment, controls, electric systems and/or plumbing systems are excluded from this inspection: detached buildings or structures; fences and gates; retaining walls; underground drainage systems, catch basins or concealed sump pumps; swimming pools and related safety equipment, spas, hot tubs or saunas; whether deck, balcony and/or stair membranes are watertight; trees, landscaping, properties of soil, soil stability, erosion and erosion control; ponds, water features, irrigation or yard sprinkler systems; sport courts, playground, recreation or leisure equipment; areas below the exterior structures with less than 3 feet of vertical clearance; invisible fencing; sea walls, docks and boathouses; retractable awnings. Any comments made regarding these items are as a courtesy only.

Site profile: Level


Driveway material: Poured in place concrete

Condition of sidewalks and/or patios: Appeared serviceable

Sidewalk material: Poured in place concrete

Condition of deck, patio and/or porch covers: Appeared serviceable

Deck, patio, porch cover material and type: Covered (Refer to Roof section), Screened Porch

- 2)  This property was accessed by a driveway or private road shared with nearby properties. Shared driveways or private roads are excluded from this inspection. Comments in this report related to them are made as a courtesy only and are not meant to be a substitute for a evaluation by a specialist if repairs are needed. Recommend that the client review the recorded agreements regarding the driveway, the deeds of the property owners involved, and easements permitting access to, use of, and maintenance of the driveway.

Exterior and Foundation

Limitations: The inspector performs a visual inspection of accessible components or systems at the exterior. Items excluded from this inspection include below-grade foundation walls and footings; foundations, exterior surfaces or components obscured by vegetation, stored items or debris; wall structures obscured by coverings such as siding or trim. Some items such as siding, trim, soffits, vents and windows are often high off the ground, and may be viewed using binoculars from the ground or from a ladder. This may limit a full evaluation. Regarding foundations, some amount of cracking is normal in concrete slabs and foundation walls due to shrinkage and drying. Note that the inspector does not determine the adequacy of seismic reinforcement.

Wall inspection method: Viewed from ground

Condition of wall exterior covering: Appeared serviceable

Apparent wall structure: Wood frame, Brick

Wall covering: Wood, Solid brick (not veneer)

Apparent foundation type: Concrete slab on grade

Roof

Limitations: The following items or areas are not included in this inspection: areas that could not be traversed or viewed clearly due to lack of access; solar roofing components. Any comments made regarding these items are made as a courtesy only. Note that the inspector does not provide an estimate of remaining life on the roof surface material, nor guarantee that leaks have not occurred in the roof surface, skylights or roof penetrations in the past. Regarding roof leaks, only active leaks, visible evidence of possible sources of leaks, and evidence of past leaks observed during the inspection are reported on as part of this inspection. The inspector does not guarantee or warrant that leaks will not occur in the future. Complete access to all roof and attic spaces during all seasons and during prolonged periods of all types of weather conditions (e.g. high wind and rain, melting snow) would be needed to do so. Occupants should monitor the condition of roofing materials in the future. For older roofs, recommend that a professional inspect the roof surface, flashings, appurtenances, etc. annually and maintain/repair as might be required. If needed, the roofer should enter attic space(s). Regarding the roof drainage system, unless the inspection was conducted during and after prolonged periods of heavy rain, the inspector was unable to determine if gutters, downspouts and extensions perform adequately or are leak-free.

Roof inspection method: Viewed from eaves on ladder

Condition of roof surface material: Appeared serviceable

Roof surface material: Asphalt or fiberglass composition shingles, Corrugated plastic or fiberglass

Roof type: Gable, Flat or low slope, Low Slope Gable

Condition of gutters, downspouts and extensions: Appeared serviceable

Attic and Roof Structure

Limitations: The following items or areas are not included in this inspection: areas that could not be traversed or viewed clearly due to lack of access; areas and components obscured by insulation. Any comments made regarding these items are made as a courtesy only. The inspector does not determine the adequacy of the attic ventilation system. Complete access to all roof and attic spaces during all seasons and during prolonged periods of all types of weather conditions (e.g. high/low temperatures, high/low humidity, high wind and rain, melting snow) would be needed to do so. The inspector is not a licensed engineer and does not determine the adequacy of roof structure components such as trusses, rafters or ceiling beams, or their spacing or sizing.

Attic inspection method: Partially traversed

Condition of roof structure: Appeared serviceable

Condition of insulation in attic (ceiling, skylight chase, etc.): Appeared serviceable

Ceiling insulation material: Fiberglass loose fill

Vapor retarder: None

Condition of roof ventilation: Appeared serviceable

Roof ventilation type: Ridge vent(s), Open soffit vents

Garage or Carport

Limitations: The inspector does not determine the adequacy of firewall ratings. Requirements for ventilation in garages vary between municipalities.

Type: Carport

Type of door between garage and house: Wood

Condition of garage floor: Appeared serviceable

Condition of garage interior: Appeared serviceable

Electric

Limitations: The following items are not included in this inspection: generator systems, transfer switches, surge suppressors, inaccessible or concealed wiring; underground utilities and systems; low-voltage lighting or lighting on timers or sensors. Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of grounding or bonding, if this system has an adequate capacity for the client's specific or anticipated needs, or if this system has any reserve capacity for additions or expansion. The inspector does not operate circuit breakers as part of the inspection, and does not install or change light bulbs. The inspector does not evaluate every wall switch or receptacle, but instead tests a representative number of them per various standards of practice. When furnishings, stored items or child-protective caps are present some receptacles are usually inaccessible and are not tested; these are excluded from this inspection. Receptacles that are not of standard 110 volt configuration, including 240-volt dryer receptacles, are not tested and are excluded. The functionality of, power source for and placement of smoke and carbon monoxide alarms is not determined as part of this inspection. Upon taking occupancy, proper operating and placement of smoke and carbon monoxide alarms should be verified and batteries should be changed. These devices have a limited lifespan and should be replaced every 10 years. The inspector attempts to locate and evaluate all main and sub-panels. However, panels are often concealed. If panels are found after the inspection, a qualified electrician should evaluate and repair if necessary. The inspector attempts to determine the overall electrical service size, but such estimates are not guaranteed because the overall capacity may be diminished by lesser-rated components in the system. Any repairs recommended should be made by a licensed electrician.

Electric service condition: Appeared serviceable

Primary service type: Underground

Service voltage (volts): 120-240

Primary service overload protection type: Circuit breakers

System ground: Ground rod(s) in soil

Condition of main service panel: Appeared serviceable



Condition of sub-panel(s): Appeared serviceable

Location of main service panel #A: Utility room

Location of main disconnect: Breaker at top of main service panel

Ground fault circuit interrupter (GFCI) protection present: Yes, Installed and operation in appropriate locations.

Smoke alarms installed: Tested and operational in hallway.



3)   One or more circuit breakers in panel(s) #A were "double tapped," where two or more wires were installed in the breaker's lug. Most breakers are designed for only one wire to be connected. This is a safety hazard since the lug bolt can tighten securely against one wire but leave other(s) loose. Arcing, sparks and fires can result. Recommend that a qualified electrician repair as necessary. For more information, visit:

<http://www.reporthost.com/?DBLTAP>

Potential Double Tap - Please consult with a licensed professional.



Photo 3-1
Suspected double tap inside service panel.

- 4)   One or more electric receptacles were incorrectly wired with "false grounds" where the receptacle's ground screw is connected to the neutral or white wire in the circuit. Such receptacles may appear to be grounded when they aren't. This is a shock hazard, and can damage equipment plugged into such receptacles. Recommend that a qualified electrician repair as necessary. For more information, visit:



<http://www.reporthost.com/?FLSGRND>



Photo 4-1



Photo 4-2
Open Ground - Inspected in both Living Room and Bonus / Guest Bedrooms.

- 5)   2-slot receptacles rather than 3-slot, grounded receptacles were installed in one or more areas. These do not have an equipment ground and are considered unsafe by today's standards. Appliances that require a ground should not be used with 2-slot receptacles. Examples of such appliances include computers and related hardware, refrigerators, freezers, portable air conditioners, clothes washers, aquarium pumps, and electrically operated gardening tools. The client should be aware of this limitation when planning use for various rooms, such as an office. Upgrading to grounded receptacles typically requires installing new wiring from the main

service panel or sub-panel to the receptacle(s), in addition to replacing the receptacle(s). Consult with a qualified electrician about upgrading to 3-wire, grounded circuits. These were located and inspected throughout the home.



Photo 5-1



Photo 5-2



Photo 5-3



Photo 5-4



Photo 5-5



Photo 5-6



Photo 5-7




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- 6)    Views of Service Panel - Potential Double Tap which should be evaluated by a licensed professional - Outside of that appeared serviceable and in working order with minor wall damage at top of panel on wall.



Photo 6-1
Opening in wall top of service panel.



Photo 6-2
Legend of Service Panel.



Photo 6-3
View of service panel.



Photo 6-4
View of service panel.



Photo 6-5
View of service panel.



Photo 6-6
View of service panel.



Photo 6-7
View of service panel.



Photo 6-8
View of service panel.


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- 7)  GFCI receptacles installed and operational in appropriate areas.



Photo 7-1



Photo 7-2



Photo 7-3



Photo 7-4



Photo 7-5

Plumbing / Fuel Systems

Limitations: The following items are not included in this inspection: private/shared wells and related equipment; private sewage disposal systems; hot tubs or spas; main, side and lateral sewer lines; gray water systems; pressure boosting systems; trap primers; incinerating or composting toilets; fire suppression systems; water softeners, conditioners or filtering systems; plumbing components concealed within the foundation or building structure, or in inaccessible areas such as below tubs; underground utilities and systems; overflow drains for tubs and sinks; backflow prevention devices. Any comments made regarding these items are as a courtesy only. Note that the inspector does not operate water supply or shut-off valves due to the possibility of valves leaking or breaking when operated. The inspector does not test for lead in the water supply, the water pipes or solder, does not determine if plumbing and fuel lines are adequately sized, and does not determine the existence or condition of underground or above-ground fuel tanks.

Condition of service and main line: Appeared serviceable

Water service: Public

Water pressure (psi): 45 PSI

Location of main water shut-off: Building exterior

Condition of supply lines: Appeared serviceable

Supply pipe material: Galvanized steel, Suspected - Confirming with Property Management.


Condition of drain pipes: Appeared serviceable

Drain pipe material: Plastic

Condition of waste lines: Appeared serviceable

Waste pipe material: Plastic

Vent pipe condition: Appeared serviceable

8)  The main water service pipe material was made of galvanized steel. Based on the age of the building, the apparent age of the pipe and/or the low-flow condition of the water supply system, this service pipe may have significant corrosion or rust on the inside and need replacing. Replacing the service pipe can significantly increase flow to the water supply pipes. Recommend consulting with a qualified plumber about replacing the main service pipe. Note that this can be an expensive repair since excavation is typically required.


Have contacted the HOA/Property Management for confirmation. Additionally, have asked what corrective measures are in place or pending based upon other similar properties being affected by the same or similar issues.




Photo 8-1
Discoloration of water supply.



Photo 8-2
Sediment in water supply.

9)  Water was discolored when bathtubs or sinks were filled, or when showers were operated. This can be caused by water stagnating in water supply pipes, rust accumulating in pipes or in the water heater, or sediment being present in the water supply. Recommend flushing the water supply piping and the water heater. If that fails to resolve the issue, then have a qualified plumber evaluate and repair as necessary.

10)  Some or all of the water supply pipes were made of galvanized steel. Based on the age of this structure and the 40-60 year useful life of this piping, it will likely need replacing in the future. Leaks can develop, flooding and/or water damage may occur, flow can be restricted due to scale accumulating inside the piping, and water may be rusty. Note that it is beyond the scope of this inspection to determine what percentage of the piping is older, galvanized steel, as much of it is concealed in wall, floor and/or ceiling cavities. Recommend the following:

- That a qualified plumber evaluate to better understand or estimate the remaining life
- Consulting with a qualified plumber about replacement options and costs
- Budget for replacement in the future
- Monitor these pipes for leaks and decreased flow in the future
- Consider replacing old, galvanized steel piping proactively

For more information, visit:

<http://www.reporthost.com/?GALVPIPE>

Suspected as previously noted in report. Confirming with property management.

Water Heater

Limitations: Evaluation of and determining the adequacy or completeness of the following items are not included in this inspection: water recirculation pumps; solar water heating systems; Energy Smart or energy saver controls; catch pan drains. Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of remaining life on water heaters, does not determine if water heaters are appropriately sized, or perform any evaluations that require a pilot light to be lit or a shut-off valve to be operated.

Condition of water heater: Appeared serviceable

Type: Tank

Energy source: Electricity

Estimated age: 20 Years

Capacity (in gallons): 40

Temperature-pressure relief valve installed: No

Location of water heater: Utility room

Hot water temperature tested: Yes, Not available at faucets. Possible adjustment needed.

Water temperature (degrees Fahrenheit): 110 degrees tested in dishwasher which was temping with hot water.



11)  Water stains were found below or near the water heater. This may be a sign that the water heater is failing, or be a sign of a past leak. Consult with the property owner about this and review any disclosure statements. Depending on what information is available about the stains, a qualified plumber should evaluate and make repairs or replace the water heater as necessary. No immediate evidence of leaking during the inspection however stains were apparent and no drip pan was installed at the base of the appliance.



Photo 11-1

Apparent moisture damage at base of water heater no drip pan or temperature relief pipe in place.

12)  The estimated useful life for most water heaters is 8-12 years. This water heater appeared to be beyond this age and/or its useful lifespan and may need replacing at any time. Recommend budgeting for a replacement in the near future, or considering replacement now before any leaks occur. The client should be aware that significant flooding can occur if the water heater fails. If not replaced now, consider having a qualified person install a catch pan and drain or a water alarm to help prevent damage if water does leak.

Manufacture date of September 1997

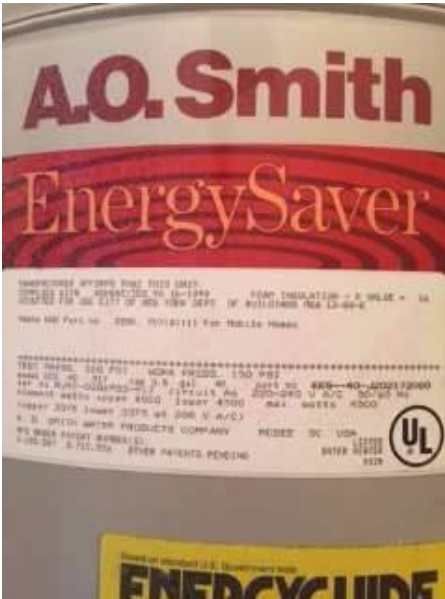


Photo 12-1
Manufacturers details Electric Water Heater. September 1997



Photo 12-2
Expansion Tank - Water Heater.


13)  No temperature-pressure relief valve was installed on the water heater tank. This is a potential safety hazard due to the risk of explosion. A qualified plumber should install a temperature-pressure relief valve and drain line per standard building practices. Expansion tank installed and appeared serviceable at the time of the inspection.



Photo 13-1
Expansion Tank - Water Heater.

Heating, Ventilation and Air Condition (HVAC)

Limitations: The following items are not included in this inspection: humidifiers, dehumidifiers, electronic air filters; solar, coal or wood-fired heat systems; thermostat or temperature control accuracy and timed functions; heating components concealed within the building structure or in inaccessible areas; underground utilities and systems; safety devices and controls (due to automatic operation). Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of remaining life on heating or cooling system components, does not determine if heating or cooling systems are appropriately sized, does not test coolant pressure, or perform any evaluations that require a pilot light to be lit, a shut-off valve to be operated, a circuit breaker to be turned "on"

or a serviceman's or oil emergency switch to be operated. It is beyond the scope of this inspection to determine if furnace heat exchangers are intact and free of leaks. Condensation pans and drain lines may clog or leak at any time and should be monitored while in operation in the future. Where buildings contain furnishings or stored items, the inspector may not be able to verify that a heat source is present in all "liveable" rooms (e.g. bedrooms, kitchens and living/dining rooms).

- General heating system type(s):** Forced air, Heat pump
- General heating distribution type(s):** Ducts and registers
- Condition of electric heaters (not forced air):** Appeared serviceable
- Condition of forced air heating/(cooling) system:** Appeared serviceable
- Forced air heating system fuel type:** Electric
- Location of forced air furnace:** Attic
- Condition of furnace filters:** Appeared serviceable
- Location for forced air filter(s):** Behind return air grill(s)
- Condition of cooling system and/or heat pump:** Appeared serviceable
- Cooling system and/or heat pump fuel type:** Electric
- Location of heat pump or air conditioning unit:** east

14)



Photo 14-1



Photo 14-2

AC Condenser - American Standard -
Manufacture Date June 2009 - 3 Ton Unit.



Photo 14-3

15) When inspected The AC/Heating appliances they appeared serviceable and in good working order. The condenser unit was manufactured in June 2009 and is a 3 ton unit and the air handler was manufactured in March of 2009 both American Standard. When tested the cold air return registered at 42 degrees with thermostat adjusted to 60 which is well within the 14-20 degree recommended range.



Photo 15-1
Manufacturers information on Air Handler in Attic.
March 2009

Kitchen

Limitations: The following items are not included in this inspection: household appliances such as stoves, ovens, cook tops, ranges, warming ovens, griddles, broilers, dishwashers, trash compactors, refrigerators, freezers, ice makers, hot water dispensers and water filters; appliance timers, clocks, cook functions, self and/or continuous cleaning operations, thermostat or temperature control accuracy, and lights. Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of the remaining life of appliances, and does not determine the adequacy of operation of appliances. The inspector does not note appliance manufacturers, models or serial numbers and does not determine if appliances are subject to recalls. Areas and components behind and obscured by appliances are inaccessible and excluded from this inspection.

Condition of counters: Appeared serviceable

Condition of cabinets: Appeared serviceable

Condition of sinks and related plumbing: Appeared serviceable

Condition of under-sink food disposal: Appeared serviceable, Good Working Order.

Condition of dishwasher: Appeared serviceable, Good Working Order
Condition of range, cooktop or oven: Appeared serviceable, Good Working Order.
Range, cooktop or oven type: Electric
Type of ventilation: Hood or built into microwave over range or cooktop, Good Working Order.
Condition of refrigerator: Appeared serviceable, Good Working Order.
Condition of built-in microwave oven: Appeared serviceable, Good Working Order.


16)  Minor adjustment to cabinet door.



Photo 16-1
Hinge Adjustment in Kitchen.

17)



Photo 17-1
Manufacturers Information - Stove



Photo 17-2



Photo 17-3



Photo 17-4

Manufacturers Information - Refrigerator



Photo 17-5



Photo 17-6

Manufacturers Information - Disposal

Bathrooms, Laundry and Sinks

Limitations: The following items are not included in this inspection: overflow drains for tubs and sinks; heated towel racks, saunas, steam generators, clothes washers, clothes dryers. Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of washing machine drain lines, washing machine catch pan drain lines, or clothes dryer exhaust ducts. The inspector does not operate water supply or shut-off valves for sinks, toilets, bidets, clothes washers, etc. due to the possibility of valves leaking or breaking when operated. The inspector does not determine if shower pans or tub and shower enclosures are water tight, or determine the completeness or operability of any gas piping to laundry appliances.

Location #A: Full bath

Location #B: Full bath

Location #C: Half bath

Condition of counters: Appeared serviceable

Condition of cabinets: Appeared serviceable

Condition of flooring: Appeared serviceable

Condition of sinks and related plumbing: Appeared serviceable, Good Working Order.

Condition of toilets: Appeared serviceable

Condition of shower(s) and related plumbing: Appeared serviceable

Condition of ventilation systems: Appeared serviceable

Bathroom and laundry ventilation type: Spot exhaust fans



- 18)   After market shower head installed and appeared to leak while being turned on during the inspection.



Photo 18-1

- 19)  The toilet at location(s) #B and/or Master ran water continuously or didn't shut off after being flushed, and water leaked from the tank into the bowl. Significant amounts of water can be lost through such leaks. If this system uses a septic system, the septic system can be overloaded and cause significant and potentially expensive damage. A qualified person should repair or replace components as necessary.

Toilet in master bath would not end cycle adjustment needed and turned water off for conservation.



Photo 19-1

Interior, Doors and Windows

Limitations: The following items are not included in this inspection: security, intercom and sound systems; communications wiring; central vacuum systems; elevators and stair lifts; cosmetic deficiencies such as nail-pops, scuff marks, dents, dings, blemishes or issues due to normal wear and tear in wall, floor and ceiling surfaces and coverings, or in equipment; deficiencies relating to interior decorating; low voltage and gas lighting systems. Any comments made regarding these items are as a courtesy only. Note that the inspector does not evaluate any areas or items which require moving stored items, furnishings, debris, equipment, floor coverings, insulation or similar materials. The inspector does not test for asbestos, lead, radon, mold, hazardous waste, urea formaldehyde urethane, or any other toxic substance. Some items such as window, drawer, cabinet door or closet door operability are tested on a sampled basis. The client should be aware that paint may obscure wall and ceiling defects, floor coverings may obscure floor defects, and furnishings may obscure wall, floor and floor covering defects. If furnishings were present during the inspection, recommend a full evaluation of walls, floors and ceilings that were previously obscured when possible. Determining the cause and/or source of odors is not within the scope of this inspection.

Condition of exterior entry doors: Appeared serviceable

Exterior door material: Wood, Metal

Condition of interior doors: Appeared serviceable

Type(s) of windows: Vinyl, Wood, Good Working Order.

Condition of walls and ceilings: Appeared serviceable

Wall type or covering: Drywall or plaster, Good Working Order. No deficiencies inspected.

Ceiling type or covering: Drywall or plaster

Flooring type or covering: Vinyl, linoleum or marmoleum, Wood or wood products, Good Working Order.


20)  One or more interior doors wouldn't latch or were difficult to latch. Recommend that a qualified person repair as necessary. For example, by adjusting latch plates or locksets.



Photo 20-1

Not latching locking properly - Guest Bedroom.



Photo 20-2

Not latching properly - Guest Bedroom.

Wood Destroying Organism Findings

Limitations: This report only includes findings from accessible and visible areas on the day of the inspection. In addition to the inaccessible areas documented in this report, examples of other inaccessible areas include: sub areas less than 18 inches in height; attic areas less than 5 feet in height, areas blocked by ducts, pipes or insulation; areas where locks or permanently attached covers prevent access; areas where insulation would be damaged if traversed; areas obscured by vegetation. All inaccessible areas are subject to infestation or damage from wood-destroying organisms. The inspector does not move furnishings, stored items, debris, floor or wall coverings, insulation, or other materials as part of the inspection, nor perform destructive testing. Wood-destroying organisms may infest, re-infest or become active at any time. No warranty is provided as part of this inspection.

Visible evidence of active wood-destroying insects: No

Visible evidence of active wood decay fungi: No

Visible evidence of past wood-destroying insects: No

Visible evidence of past wood decay fungi: No

Visible evidence of damage by wood-destroying insects: No

Visible evidence of damage by wood decay fungi: No

Visible evidence of conditions conducive to wood-destroying organisms: No



Photo X-1
Guest bath sink trap/drain in working order.



Photo X-2
Guest bath sink trap/drain in working order.



Photo X-3
View of attic.



Photo X-4
View of attic duct work.



Photo X-5
View of attic duct work in working order.



Photo X-6
Air Filter on Return - Bedroom.



Photo X-7
Air Filter on Return- Utility Room.



Photo X-8
Minor Tape Separation in Ceiling.



Photo X-9
Minor Tape Separation in Ceiling.



Photo X-10
Water pressure at rear Water Bib.



Photo X-11
Water shut off in front of property.



Photo X-12
Evident wood decay at base of exterior wall covering at screened porch.



Photo X-13
Minor wood decay at lattice base in carport.



Photo X-14
Carport.



Photo X-15
View of Roof - In working order and serviceable.



Photo X-16
View of Roof - In working order and serviceable.



Photo X-17
View of Vinyl Roof Covering Back Porch-
In working order and serviceable.



Photo X-18
View of Vinyl Roof Covering Back Porch-
In working order and serviceable.



Photo X-19
View of Vinyl Roof Covering Back Porch-
In working order and serviceable.



Photo X-20
View of Roof - In working order and
serviceable.



Photo X-21
Minor adjustment of rear patio door.



Photo X-22
Ceiling fan and light in screened porch in working order.



Photo X-23
Downspout should be extended beyond concrete.



Photo X-24
Downspout should be extended beyond concrete.



Photo X-25
Soffit vents in good working order.



Photo X-26
Patio GFCI receptacle in working order.



Photo X-27
Ceiling fans operational and in working order.



Photo X-28
Under sink in Kitchen



Photo X-29
Awning windows all tested and operational.



Photo X-30
Exterior GFCI receptacle in working order.



Photo X-31
Room at rear of Carport - Sound condition.



Photo X-32
Front light not operational - bulb replacement or repair.



Photo X-33
Only visible area of non PVC piping with copper in place at water heater.



Photo X-34
Soffit vents in good standing condition.



Photo X-35
Rear of property.

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